

STAFF REPORT

Meeting Date: September 17, 2003
Consent

**LAFCO CASE
NAME & NO.:**

LAFCO 03-11 Camarillo Sanitary District Annexation – Maddux

PROPOSAL:

The proposal includes the annexation of three parcels and portions of North Loop Drive, East Loop Drive, and Mesa Drive into the Camarillo Sanitary District for sanitary sewer services.

SIZE:

Approximately 1.74 acres

LOCATION:

The proposal area is north of Las Posas Road and is at the northwest corner of East Loop Drive and Mesa Drive. The parcels are in the unincorporated area of Ventura County and in City of Camarillo's and Camarillo Sanitary District's Sphere of Influence.

**ASSESSOR'S
PARCEL NOS:**

153-0-031-165, -175, -185

PROPONENT:

Camarillo Sanitary District by Resolution.

NOTICE:

This matter has been noticed as prescribed by law.

RECOMMENDATIONS:

Adopt the attached resolution (LAFCO 03-11) accepting the Notice of Exemption filed by the Camarillo Sanitary District and making determinations and approving the Camarillo Sanitary District Annexation – Maddux.

COMMISSIONERS AND STAFF

COUNTY:

Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:

John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:

Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

SENIOR PLANNER:

Hollee Brunsky

CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

GENERAL ANALYSIS:

1. Land Use:

A. Site Information:

	Land Use	Zone District Classification	General Plan Designation
Existing	Single Family Dwelling	County: R-E-10 (Rural Exclusive, 10,000 square foot minimum) City: R-1-10	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	Annexation is for three parcels created by Parcel Map 4245.	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Residential	County: R-E-1Ac. City: R-1-10	County: Existing Community City: Low Density Residential
South	Residential	County: R-E-10 City: R-1-10	County: Existing Community City: Low Density Residential
East	Residential	County: R-E-13 City: R-1-10	County: Existing Community City: Low Density Residential
West	Residential	County: R-1-10 City: R-1-10	County: Existing Community City: Low Density Residential

C. Topography, Natural Features and Drainage:

The site is relatively flat with a three-percent slope that drains to Mesa Drive. There are no natural landforms or watercourses on site. .

D. Conformity with Plans:

The parcel is in the unincorporated area of the County of Ventura and within the Camarillo Sanitary District's Sphere of Influence and the City of Camarillo's Sphere of Influence. The site is contiguous with the Camarillo Sanitary District's boundaries, but not contiguous with the City of Camarillo.

The proposal for the annexation to the Camarillo Sanitary District is for three parcels that were created by Parcel Map #4245. The Parcel Map split an existing parcel with one existing residence into three parcels; a net increase of two parcels. Residences for the two new parcels will be constructed at a later date. The existing and proposed residential use is consistent with the City of Camarillo's Low Density Residential General Plan designation.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is located in an urbanized area, is zoned for residential development and has an existing single family dwelling on one parcel. There is no agriculture on site, nor is there any surrounding agricultural use. The site is not considered open space and is not located within a greenbelt. There will be no impact on agricultural or open space lands.

3. Population:

The proposal area contains one single-family residence and one registered voter. The site is considered uninhabited as there are less than 12 registered voters.

4. Services and Controls – Need, Cost, Adequacy and Availability:

One parcel is currently receiving service from the Camarillo Sanitary District. The proposal will finalize an agreement between the property owners and the Camarillo Sanitary District to annex to the District for connection to service. The additional two parcels will be connected after recordation of the annexation and will be paid for by the property owners.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. A map sufficient for filing with the State Board of Equalization has been received from the applicant.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal area is presently within tax rate area 75005 (\$1.082924) and 75048 (1.082924). Upon completion of this annexation the area will be assigned to a new tax rate areas 75007 and 75061.

The total assessed land value of the proposal area per the 2002-2003 tax roll is \$538,294.

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees.

7. Environmental Impact of the Proposal:

The Camarillo Sanitary District is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15319(a) and Section 15319 (b) of the California Environmental Quality Act Guidelines that includes annexations to special districts containing existing private structures (§15319(a)) and annexations of individual small parcels (§15319(b)). As the sanitary sewer connection is to serve an existing single-family dwelling and two newly created parcels, the categorical exemption is appropriate for the proposal.

8. Regional Housing Needs

The proposal is for an annexation to the Camarillo Sanitary District. This proposal will have no affect on the fair share of the regional housing needs for the area.

9. Landowner and Annexing Agency Consent:

The Camarillo Sanitary District has requested a waiver of protest proceedings.

An Out of Area Service Agreement between the District and the original property owner, David Maddux, was recorded on August 6, 1998. The agreement states that the owner and any respective successor owners waive any right to object or protest to the annexation of the property to the District and the City. At this time, the property is only contiguous with the District. At any later date, the City may request that the parcels be annexed into the City. With the waiver of protest, the City could proceed without a written consent.

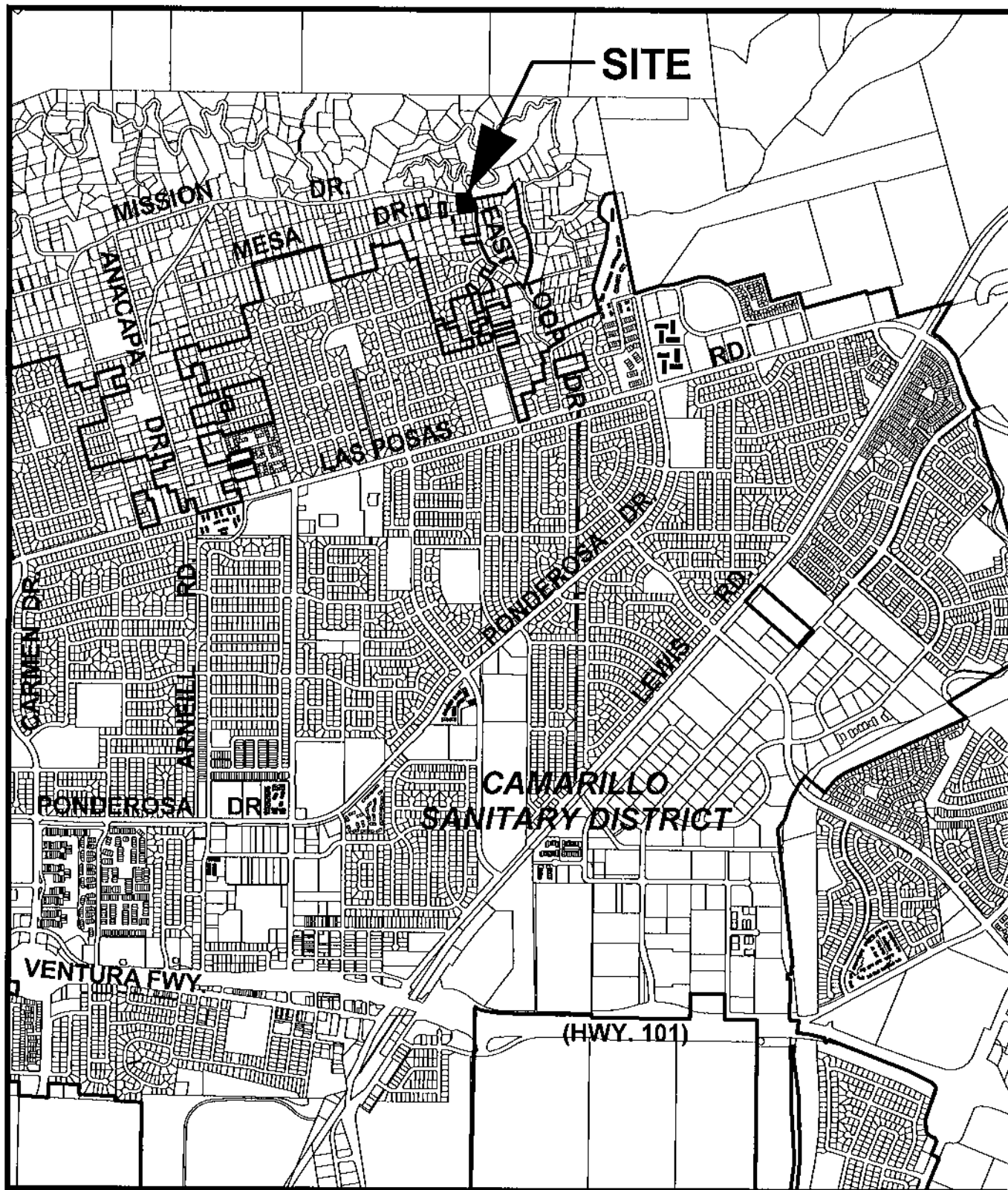
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Senior Planner

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 03-11 Resolution



LEGEND



Existing Camarillo Sanitary District Boundary



Proposed Annexation Area

LAFCO 03-11

VICINITY MAP



CAMARILLO SANITARY DISTRICT ANNEXATION
MADDUX - BROWN - ZISKA
(CSD ANNEXATION NO. 2003-02)

1"= 2000'

LAFCO 03-11

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION – MADDUX**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on September 17, 2003, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated September 17, 2003 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 03-11 CAMARILLO SANITARY DISTRICT ANNEXATION – MADDUX**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.

- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Sections 15319(a) and 15319(b) of the CEQA Guidelines, annexations for areas containing existing facilities and annexations of individual small parcels, and finds the proposal to be categorically exempt under Sections 15319(a) and 15319 (b).
- (7) The Commission directs Staff to file a Notice of Exemption in the same manner as a lead agency under Section 15062.
- (8) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the reorganization is approved without further notice, election or hearing

This resolution was adopted on September 17, 2003.

AYES:

NOES:

ABSTAINS:

Dated: 9/17/03

Chair, Ventura Local Agency Formation Commission

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura County Surveyor
Ventura County Planning

A

**P.O.B.
WLY TERMINUS OF THE 1ST COURSE
LOT 17 OF THE SKYLINE DEVELOPMENT
ANNEXATION**

LOT 17
TRACT NO. 1248
SKYLINE DEVELOPMENT ANNEXATION
CAMARILLO SANITARY DISTRICT
SEC. OF ST. ~ 10/17/1968

29 M.R. 92-93

107 g

**CAMARILLO SANITARY DISTRICT ANNEXATION
MADDUX**

(CSD ANNEXATION NO. 2003-02)

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

ALL OF PARCELS 1, 2, & 3 OF PARCEL MAP NO. 4245 AND PORTIONS OF NORTH LOOP DRIVE, EAST LOOP DRIVE, AND MESA DRIVE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 57 P.M. 89-90.

JUNE 09, 2003

SHEET 1 OF 1



COURSES

1 - S 17°34'14" E 157.09'
2 - S 02°47'10" W 33.09'
3 - S 81°25'00" W 279.14'
4 - N 06°15'00" W 311.87'
5 - S 89°40'17" E 226.99'
6 - S 17°34'14" E 90.34'
7 - N 79°13'46" E 10.07'

1.74 ACRES



03-11

**CAMARILLO SANITARY DISTRICT ANNEXATION
MADDUX**

(CSD ANNEXATION NO. 2003-02)

EXHIBIT A

All of Parcels 1, 2, and 3 of Parcel Map No. 4245 and portions of North Loop Drive, East Loop Drive and Mesa Drive, in the County of Ventura, State of California, as shown on the map filed in the office of the County Recorder of said County in Book 57, Pages 89 and 90 of Parcel Maps, described as follows:

Beginning at the northwesterly corner of Lot 17 of Tract No. 1248, said Lot 17 is shown on the map recorded in the office of said County Recorder, in Book 29, Pages 92 and 93 of Miscellaneous Records, said corner also being the westerly terminus of the 1st course of the parcel entitled "Camarillo Sanitary District, Annexation of, Lot 17, Tract 1248" of the Skyline Development Annexation (20 Lots of Tract No. 1248) to the Camarillo Sanitary District as filed with the Secretary of State on October 17, 1968; thence, along the boundary of said Camarillo Sanitary District by the following two courses:

- 1st - South 17°34'14" East 157.09 feet; thence,
- 2nd - South 02°47'10" West 33.09 feet to the easterly prolongation of the southerly line of said Mesa Drive, 60.00 feet wide; thence, along said prolongation and southerly line,
- 3rd - South 81°25'00" West 279.14 feet to the southerly prolongation of the westerly line of said Parcel 2 of said Parcel Map No. 4245; thence, along said prolongation, westerly line and the northerly prolongation thereof,
- 4th - North 06°15'00" West 311.87 feet to the northerly line of said North Loop Drive, 40.00 feet wide; thence, along said northerly line and the easterly prolongation thereof,
- 5th - South 89°40'17" East 226.99 feet to the easterly line of said East Loop Drive, 40.00 feet wide; thence, along the easterly line of said East Loop Drive by the following two courses:
- 6th - South 17°34'14" East 90.34 feet to the westerly prolongation of the northerly line of said Lot 17 of said Tract No. 1248; thence, along said prolongation,
- 7th - North 79°13'46" East 10.07 feet to the point of beginning and containing 1.74 acres.